

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	99.69 %	98.07 %	6	96.48 %	78	77	
% of Funds Disbursed	98.61 %	93.46 %	2	89.00 %	98	94	
Leveraging Ratio for Rental Activities	0.7	8.28	19	4.81	11	12	
% of Completed Rental Disbursements to All Rental Commitments***	92.85 %	92.50 %	12	83.25 %	49	43	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.65 %	76.94 %	10	70.99 %	56	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	84.24 %	82.18 %	9	81.75 %	51	50	
% of 0-30% AMI Renters to All Renters***	69.57 %	51.37 %	2	45.84 %	91	88	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.91 %	97.78 %	12	96.12 %	47	48	
Overall Ranking:			In State:	15 / 19	Nationally:	58	61
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$23,099	\$28,167		\$27,889	184 Units	17.90 %	
Homebuyer Unit	\$21,732	\$16,610		\$15,632	255 Units	24.80 %	
Homeowner-Rehab Unit	\$10,384	\$15,715		\$21,037	284 Units	27.70 %	
TBRA Unit	\$3,650	\$4,145		\$3,206	304 Units	29.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynn MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$28,242	\$123,904	\$26,720
\$155,501	\$105,212	\$23,795
\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	50.5	44.3	84.5	45.8
Black/African American:	17.0	18.0	9.2	0.0
Asian:	1.6	10.2	0.4	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.5	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	1.1	0.8	0.4	0.0
Asian/Pacific Islander:	0.0	2.7	1.4	0.0

ETHNICITY:

Hispanic	29.1	23.9	4.2	54.2
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HOUSEHOLD SIZE:

1 Person:	59.3	14.5	44.0	29.2
2 Persons:	22.5	19.6	29.2	16.7
3 Persons:	13.7	22.4	10.2	33.3
4 Persons:	3.3	25.1	9.5	16.7
5 Persons:	1.1	11.8	4.6	4.2
6 Persons:	0.0	4.7	1.4	0.0
7 Persons:	0.0	1.6	0.4	0.0
8 or more Persons:	0.0	0.4	0.7	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	46.2	24.3	14.1	20.8
Elderly:	8.2	0.4	56.3	8.3
Related/Single Parent:	26.9	36.5	11.6	50.0
Related/Two Parent:	8.2	31.4	14.8	4.2
Other:	10.4	7.5	3.2	16.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.5	1.6 [#]
HOME TBRA:	1.1	
Other:	67.6	
No Assistance:	14.8	

of Section 504 Compliant Units / Completed Units Since 2001 4

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynn State: MA Group Rank: 58
 (Percentile)
 State Rank: 15 / 19 PJs Overall Rank: 61
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	92.85	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	77.65	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	84.24	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	98.91	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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